



## Shoppes at River Station

W Fayetteville Rd, Atlanta, GA 30337



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## Shoppes at River Station

\$18.00 /SF/YR

Situated at the intersection of W Fayetteville Road and Norman Drive in Atlanta, GA 30337, this property offers commercial tenants a strategic location within the established southwest Atlanta market serving College Park, East Point, and South Fulton. The site benefits from consistent local activity driven by surrounding residential neighborhoods and one of the region's largest employment anchors—Hartsfield-Jackson...

- Signalized corner location at W Fayetteville Road and Norman Drive in southwest Atlanta (ZIP 30337)
- Positioned near Hartsfield-Jackson Atlanta International Airport, the region's largest employment center
- Serves the College Park, East Point, and South Fulton trade areas with dense surrounding neighborhoods
- Located on an established commercial corridor supporting medical, professional, and service retail uses
- Strong accessibility to I-285 and I-85 via nearby connectors, supporting regional customer reach



Rental Rate:	\$18.00 /SF/YR
Total Space Available:	9,725 SF
Max. Contiguous:	8,125 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	6
Frontage:	822' on Fayetteville Rd
Gross Leasable Area:	79,962 SF
Walk Score ®:	61 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

## 1st Floor Ste 100

1

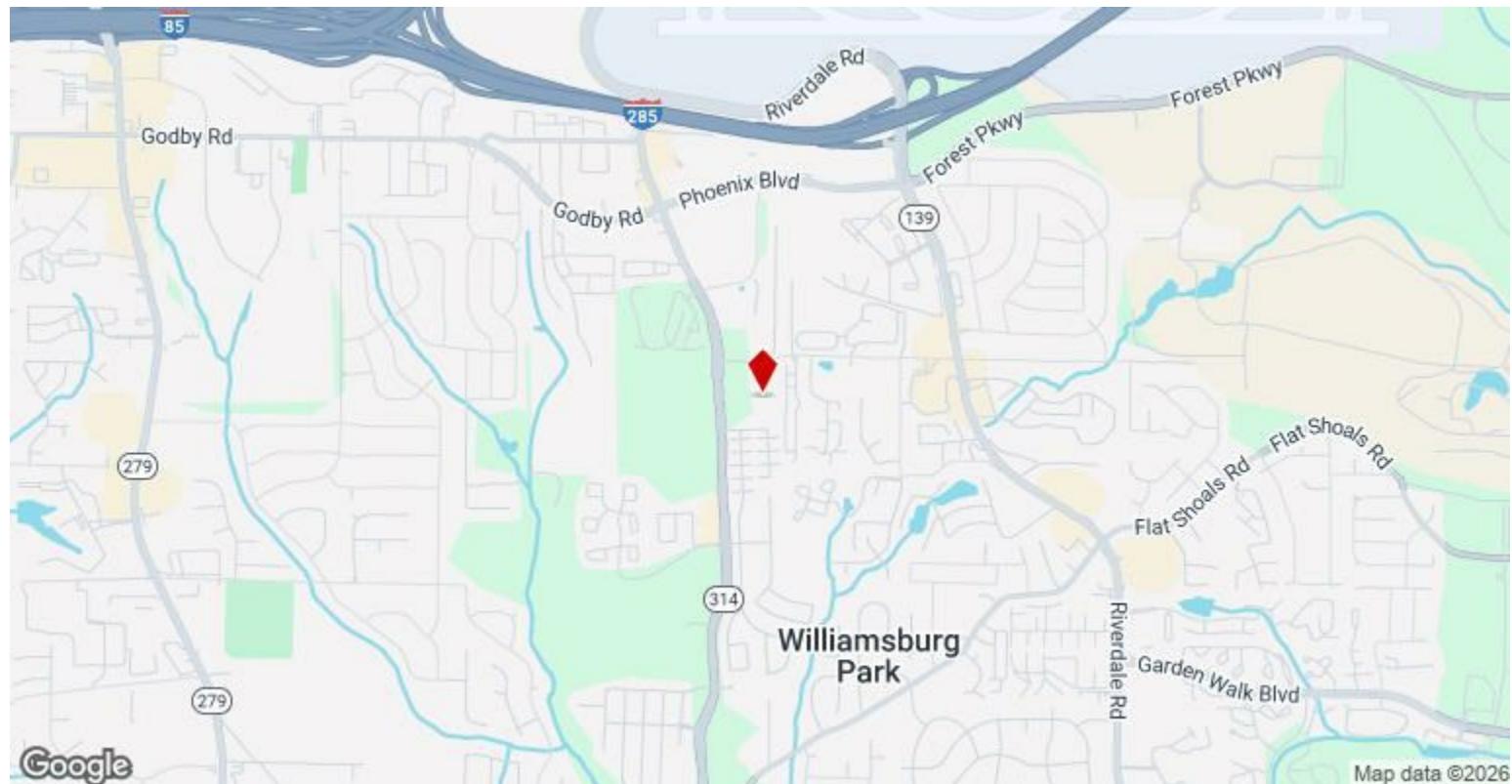
Space Available	1,600 SF	Pending Lease
Rental Rate	Upon Request	
Date Available	Now	
Service Type	TBD	
Space Type	Relet	
Space Use	Retail	
Lease Term	Negotiable	

## 1st Floor Ste 600-800

2

Space Available	8,125 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Shoppes at River Station is a well-established neighborhood retail center located along West Fayetteville Road (GA-314) in southwest Atlanta, serving the College Park, Riverdale, and South Fulton trade areas. The center is positioned less than two miles from Hartsfield-Jackson Atlanta International Airport, one of the region's largest employment hubs, supporting steady weekday and appointment-based traffic. Built in 2010, the center contains 19,435 SF of gross leasable area on approximately 6.17 acres and is part of a larger commercial node that includes a grocery-anchored retail component and surrounding neighborhood services. The site benefits from strong frontage, monument signage, and direct access from West Fayetteville Road, making it well-suited for medical, dental, therapy, and outpatient clinic users. The surrounding trade area is characterized by dense residential neighborhoods, a strong working-age population, and consistent demand for community-based healthcare services. The market supports primary care, specialty clinics, behavioral health, physical therapy, dental, and diagnostic uses that rely on repeat visits and convenient access rather than destination retail traffic.



## W Fayetteville Rd, Atlanta, GA 30337

Located at the signalized intersection of **W Fayetteville Road and Norman Drive**, this property offers a highly functional position within southwest Atlanta, serving the College Park, East Point, and South Fulton trade areas. The site benefits from steady local activity driven by surrounding residential neighborhoods and its close proximity to **Hartsfield-Jackson Atlanta International Airport**, one of the region's largest employment centers. This combination provides a reliable customer base made up of both local residents and a substantial weekday workforce.

The surrounding market is anchored by neighborhood retail and daily-use services, making the location well suited for businesses that rely on repeat visits, appointments, and convenience. W Fayetteville Road functions as a key local arterial connecting residential areas with employment centers, schools, and nearby commercial nodes, providing consistent visibility and access without dependence on seasonal traffic. With established zoning patterns favoring service retail, office, and medical uses, this location offers tenants long-term stability, predictable traffic patterns, and strong fundamentals in an established southwest Atlanta corridor.

## Property Photos

